



Rochdale Road, Halifax, HX4 8JG
£575,000

E&H Edkins Holmes
ESTATE AGENTS

Smithies Barn presents a rare opportunity to acquire a beautifully converted four bedroom, stone barn offering generous and versatile living space, brimming with period charm and modern convenience. Thoughtfully presented throughout, this remarkable home showcases a wealth of original features including exposed stone walls, heavy timber ceiling beams, and traditional details that pay homage to its agricultural heritage. Accommodation is arranged to provide a perfect balance of family living and entertaining space. On the ground floor, two well-proportioned reception rooms provide flexible options for both formal and relaxed living. A standout feature of the home is the spacious and sociable dining kitchen — the true heart of the house — fitted with a range of quality units and ample space for a large dining table, ideal for gatherings with family and friends. An additional bar room offers a stylish and inviting space for entertaining, while a separate utility room and downstairs cloakroom add practical everyday functionality. Upstairs, the property boasts four generously sized double bedrooms, all filled with natural light and each thoughtfully designed to retain a sense of character. These are served by a stunning four-piece house bathroom, complete with a freestanding roll-top bath, walk-in shower, wash basin and WC — perfect for unwinding in luxury at the end of the day. Externally, Smithies Barn benefits from private off-road parking for three vehicles and a secure, enclosed garden — perfect for children, pets, or enjoying peaceful outdoor living. The property sits in a semi-rural yet highly convenient location, with excellent access to local amenities, well-regarded schools, and transport links including the M62 corridor, making commuting to Leeds, Manchester or Halifax a breeze.



Entrance Hall
Yorkshire Stone floor. Wooden double glazed window to front elevation. Wooden double glazed door to front elevation.

Sitting Room 19'3" x 14'5" (5.87 x 4.41)
Multifuel stove. Exposed stone walls. Radiator. Stable door to garden. Two wooden windows to side elevation. One wooden window to front elevation.

Utility Room
Wall and base units. Plumbing for washing machine. Cupboard housing boiler (installed 2022). Tiled floor.

Cloakroom
Wash hand basin. Low flush W.C. Radiator. Extractor fan.

Snug / Bar 14'0" x 9'7" (4.28 x 2.94)
Bar with built in seating. Exposed stone wall. Radiator.

Dining Kitchen 27'7" x 15'11" (8.43 x 4.86)
Base units. Wood worksurfaces. Ceramic sink. Rangemaster gas range. Integrated dishwasher. Exposed stone walls. Ceiling beams. Radiator. Stable door to front elevation. Wooden windows to front and side elevations.

Dining Room/Family Room 16'2" x 13'5" (4.95 x 4.09)
Yorkshire Stone floor. Radiator. Wooden window to side elevation.

Galleried Landing
Oak staircase leading from entrance hall. Exposed beams. Radiator. Velux window. Wooden window to front elevation.

Master Bedroom 17'4" x 17'0" (5.30 x 5.20)
Stone chimney breast. Feature winding wheel. Exposed beams. Radiator. Wooden window to side elevation.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Velux.

Bedroom Two 17'4" x 10'9" (5.30 x 3.30)
Exposed beams. Radiator. Velux window. Wooden window to side elevation.

Bedroom Three 14'9" x 12'5" (4.50 x 3.80)
Exposed beams. Exposed stone wall. Radiator. Velux window. Wooden window to side elevation.

Bedroom Four 12'9" x 12'5" (3.89 x 3.80)
Fitted wardrobes. Exposed stone wall. Exposed beams. Radiator. Velux window.

Bathroom
Wash hand basin. Low flush W.C. Roll top bath. Shower cubicle. Exposed stone walls. Exposed beams. Traditional style towel radiator. Velux window.

Garden
Lawn and patio garden with shed.

Parking
Driveway with parking for three cars.

Council Tax Band
E

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
crisp.bleak.tower

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